



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 4/13/2017) DATE: March 28, 2017
FROM: Shannon Costa, Assistant Planner (879-6506) FILE: MLD 17-03
SUBJECT: Minor Land Division 17-03 (Patel Hotel)
APN 002-370-073

REQUEST

The applicant is requesting to divide an existing 3-acre parcel into two separate lots (see Location Map, **Attachment A**, and Plat, **Attachment B**). The site is located mid-block to the north of East 20th Street and east of Forest Avenue. The site is currently undeveloped except for a parking lot that serves United Health Care. The site is currently designated Commercial Mixed Use (CMU) on the City of Chico General Plan Diagram, and located in a Community Commercial (CC) zoning district.

BACKGROUND/ANALYSIS

A use permit (UP 15-16) was approved for the existing site by the Zoning Administrator on November 10, 2015 for two hotel structures totaling 169 guest rooms. The proposed split would allow the project to proceed under separate financing, and would be complete in two phases. Phase 1, a 4-story, 93-room hotel building was approved by the Architectural Review and Historic Preservation Board on March 16, 2016 (AR 15-28) and would be located on Parcel "2D" (1.38-acres). Parcel "2C" (1.45-acres) would be the site of Phase 2 and future entitlements would be subject to design review at a later date. The use permit would remain valid for both parcels after the split.

Vehicular access to the site is via an access easement along the southern portion of the parcel that exits into the intersection at East 20th Street and Huntington Drive. The plat indicates a proposed cross-access easement on both parcels for ingress and egress purposes. Public improvements exist along the street frontage and no issues or conditions have been identified by staff.

RECOMMENDATION

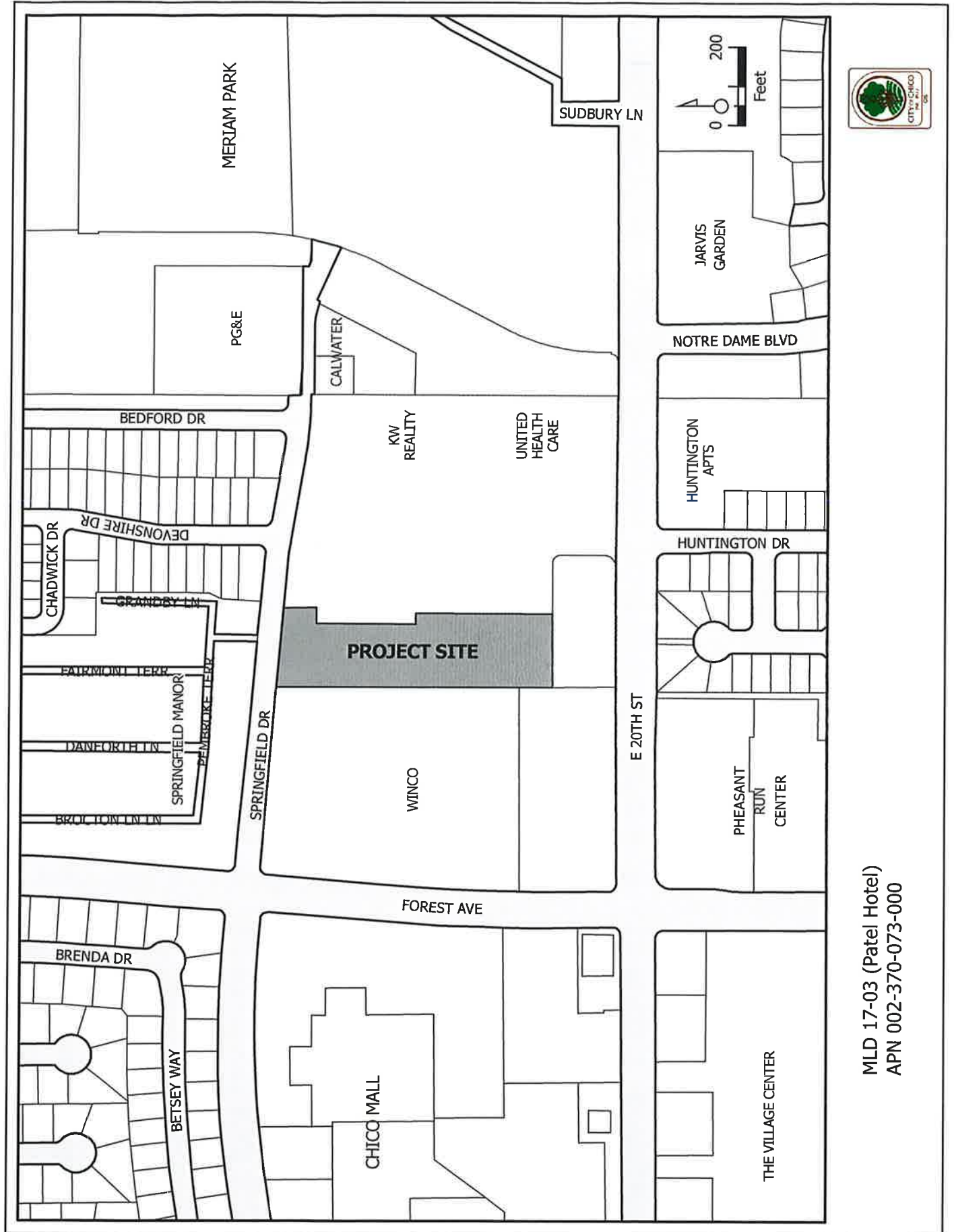
Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15315 (Minor Land Divisions), and approve Minor Land Division 17-03 (Patel Hotel).

ATTACHMENTS

- A. Location Map
- B. Plat for MLD 17-03

DISTRIBUTION

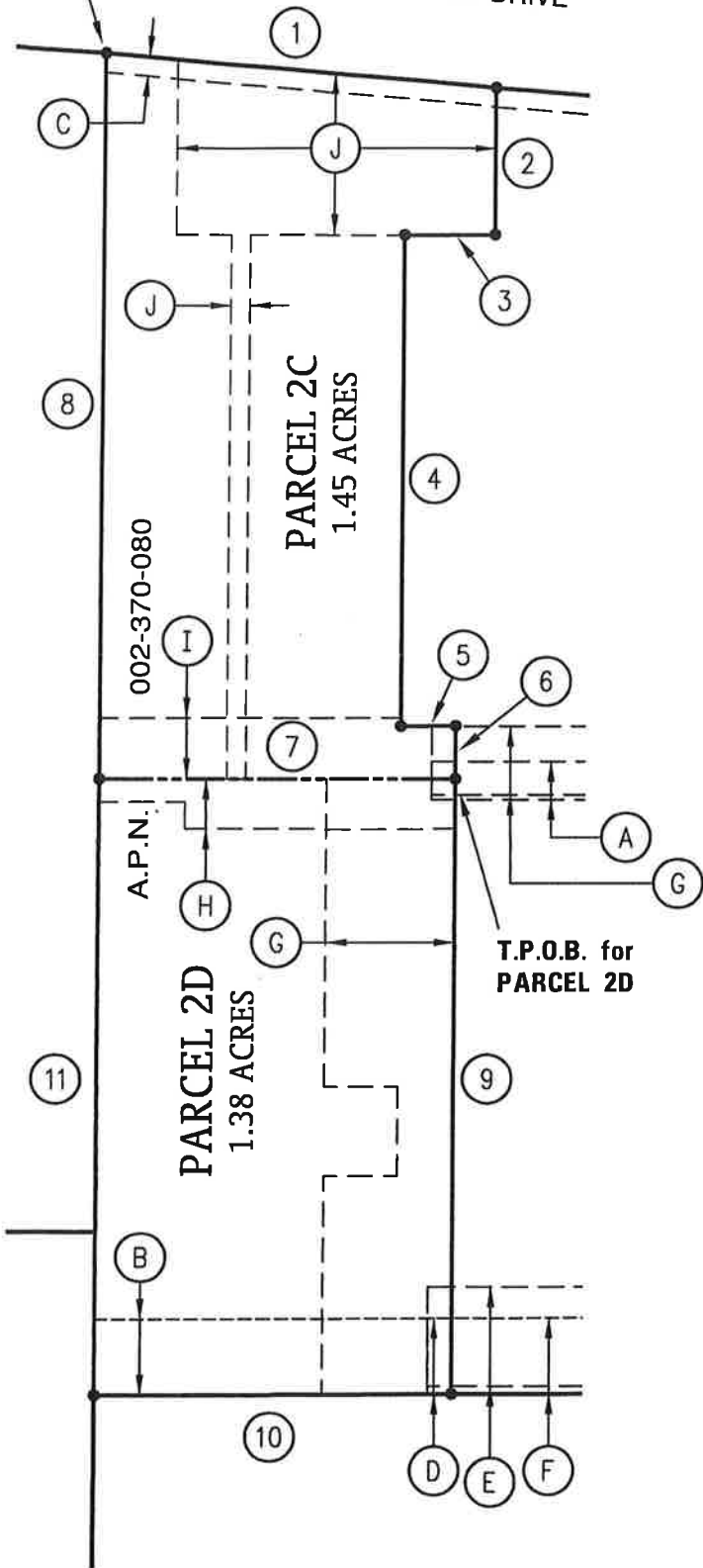
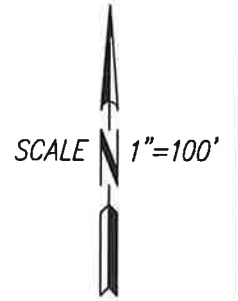
cc: Prakesh Patel, 6030 Hellyer Avenue, suite 150, San Jose, CA 95138
Rolls, Anderson & Rolls, Attn: Keith Doglio, 115 Yellowstone Drive, Chico, CA 95973



MLD 17-03 (Patel Hotel)
 APN 002-370-073-000

P.O.B. for PARCEL 2C
P.O.C. for PARCEL 2D

SPRINGFIELD DRIVE



LINE DATA

①	S 84° 59' 46" E	204.97'
②	S 00° 02' 33" W	77.06'
③	S 89° 47' 40" W	47.30'
④	S 00° 02' 33" W	258.60'
⑤	N 89° 47' 40" E	28.80'
⑥	S 00° 02' 33" W	27.80'
⑦	N 90° 00' 00" W	185.70'
⑧	N 00° 02' 33" E	381.40'
⑨	S 00° 02' 33" W	323.35'
⑩	S 89° 47' 40" W	185.70'
⑪	N 00° 02' 33" E	324.01'

LEGEND

	EXISTING PARCEL LINE
	NEW PARCEL LINE
T.P.O.B.	TRUE POINT OF BEGINNING
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

CITY OF CHICO

DEPARTMENT OF PUBLIC WORKS

DRAWN BY R.A.R. DATE MARCH 2017

CHECKED MJ SCALE 1" = 100'

APPROVED Matt [Signature]
PUBLIC WORKS DIRECTOR

MINOR LAND DIVISION 17-03

FOR

LOTUS MANAGEMENT, INC.

EXHIBIT
B

SHEET 2 OF 3

ATTACHMENT B